



Dennis Rader <dennis.rader@lacity.org>

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## URGENT: Need your help

20 messages

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Tara Devine <tara@devine-strategies.com>

Mon, Jun 20, 2016 at 12:40 PM

To: Garen Yegparian <garen.yegparian@lacity.org>, Dennis Rader <Dennis.Rader@lacity.org>, Miranda Paster <Miranda.Paster@lacity.org>

Cc: Ed Henning <mred2@earthlink.net>

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**Please, all, I am asking for your help. This is my top priority; I will do anything within my power. Whatever is easiest and most expedient is really needed, now.**

Warmest regards,

**TARA DEVINE**  
DEVINE STRATEGIES  
645 West Ninth St.,#110-293  
Los Angeles, CA 90015  
310.430.5121  
[tara@devine-strategies.com](mailto:tara@devine-strategies.com)

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Miranda Paster <miranda.paster@lacity.org>

Tue, Jun 21, 2016 at 7:45 AM

To: Tara Devine <tara@devine-strategies.com>

Cc: Garen Yegparian <garen.yegparian@lacity.org>, Dennis Rader <Dennis.Rader@lacity.org>, Ed Henning <mred2@earthlink.net>

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Tue, Jun 21, 2016 at 9:00 AM

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213/978-2621

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 **2016.06.21 Venice Final Database for Tara.xlsx**  
244K

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Wed, Jun 22, 2016 at 7:26 AM

To: Tara Devine <[tara@devine-strategies.com](mailto:tara@devine-strategies.com)>

Cc: Garen Yegparian <[garen.yegparian@lacity.org](mailto:garen.yegparian@lacity.org)>, Tyler Kim <[tylertkim@gmail.com](mailto:tylertkim@gmail.com)>, Dennis Rader <[Dennis.Rader@lacity.org](mailto:Dennis.Rader@lacity.org)>, Mario Montez <[mario.montez@lacity.org](mailto:mario.montez@lacity.org)>, Ed Henning <[mred2@earthlink.net](mailto:mred2@earthlink.net)>, Rita Moreno <[rita.moreno@lacity.org](mailto:rita.moreno@lacity.org)>

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We have an issue that we are, thus far, unable to resolve. Ed and I have taken the MDP and ER as far as we can go without solving this. We have each dedicated several hours (in addition to the MDP and ER edits) to try to solve this and have been unsuccessful. Garen - if you would take a look and see if you can see something we're missing, we'd appreciate it.

The GREEN table at the bottom left of the main tab "VB Assessments" -- which, in turn feeds the 4th and 5th tabs -- no longer works on the version that was returned to us yesterday (not attached since we have not altered it.) I have looked at all of the formulas and they all appear correct, so I cannot figure out why they are not working. The green table feeds a very important table in the 4th tab "Assessment Source" of the spreadsheet for the MDP (and affects Ed's work even more extensively) I am really struggling to figure out why these tables are now generating a total budget (1st tab, cell I494) that is about \$24K less than the correct total (1st tab, cell BJ470.)

I am attaching here the last version that we sent to the Clerk (Monday night) - at this time, the green table and the 4th tab were working and fully in sync with the main assessment total.

We cannot do anything further until this is resolved. This leaves me with a missing set of tables, and Ed with far more holes in his report. We will still need at least 2 hours to finish our work once this problem is resolved.

Tara

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Garen Yegparian  
213/978-2621

 2016.06.21 Venice database - post-petition & pre-OOI.xlsx  
492K

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To: Tara Devine <tara@devine-strategies.com>

Cc: Garen Yegparian <garen.yegparian@lacity.org>, Tyler Kim <tylerthkim@gmail.com>, Dennis Rader <Dennis.Rader@lacity.org>, Mario Montez <mario.montez@lacity.org>, Ed Henning <mred2@earthlink.net>, Rita Moreno <rita.moreno@lacity.org>

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Technical Research Supervisor  
Los Angeles City Clerk, NBID Division  
[213-978-1120](tel:2139781120)

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Los Angeles City Clerk, NBID Division  
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I took a look and realized Tyler was focused on wrong thing. He agrees. He has limited availability today, but was trying to help with his spare time.

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To: Dennis Rader <[dennis.rader@lacity.org](mailto:dennis.rader@lacity.org)>  
Cc: Tara Devine <[tara@devine-strategies.com](mailto:tara@devine-strategies.com)>, Tyler Kim <[tylerthkim@gmail.com](mailto:tylerthkim@gmail.com)>, Ed Henning <[mred2@earthlink.net](mailto:mred2@earthlink.net)>, Miranda Paster <[miranda.paster@lacity.org](mailto:miranda.paster@lacity.org)>, Garen Yegparian <[garen.yegparian@lacity.org](mailto:garen.yegparian@lacity.org)>, Rita Moreno <[rita.moreno@lacity.org](mailto:rita.moreno@lacity.org)>

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Wed, Jun 22, 2016 at 1:02 PM

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To: Mario Montez <mario.montez@lacity.org>, Dennis at LA City <dennis.rader@lacity.org>, Tara Devine <tara@devine-strategies.com>

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Wed, Jun 22, 2016 at 1:10 PM

Ditto! On the MDP now.



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Dennis Rader  
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Tara Devine <tara@devine-strategies.com>

Wed, Jun 22, 2016 at 2:11 PM

To: Mario Montez <mario.montez@lacity.org>

Cc: Dennis Rader <dennis.rader@lacity.org>, Tyler Kim <tylerthkim@gmail.com>, Ed Henning <mred2@earthlink.net>, Miranda Paster <miranda.paster@lacity.org>, Garen Yegparian <garen.yegparian@lacity.org>, Rita Moreno <rita.moreno@lacity.org>

Tentatively, I think we will have the revised MDP and ER to you in approximately an hour. I believe Ed is almost finished - then I will have some minor edits based on his document, and a formatting/page reference pass to do on both docs.

On Wed, Jun 22, 2016 at 12:53 PM, Mario Montez <mario.montez@lacity.org> wrote:

Tara,

Here's the final database which includes all of Garen's changes to the corrected version of the database.

Thanks  
Mario

On Wed, Jun 22, 2016 at 9:54 AM, Dennis Rader <dennis.rader@lacity.org> wrote:

Mario is working on it right now, it shouldn't take more than an hour unless there are unforeseen issues. Hang in there!

On Wed, Jun 22, 2016 at 9:51 AM, Tara Devine <tara@devine-strategies.com> wrote:

Thank you so much. We beat our heads against the proverbial wall for awhile.

I am on standby to finish the MDP, and I believe Ed is endeavoring to be as available as he can to complete the ER.

On Jun 22, 2016 9:07 AM, "Dennis Rader" <dennis.rader@lacity.org> wrote:

Tara, after looking at the various databases I think I may have found the problem. Let me have Mario work on it and get back to you.

On Wed, Jun 22, 2016 at 7:54 AM, Miranda Paster <miranda.paster@lacity.org> wrote:

Hi Tara.

I have asked Dennis to work with Mario on this matter. Dennis will get back to you. Garen is not in the office today.

Thank you.

On Wed, Jun 22, 2016 at 7:38 AM, Tara Devine <tara@devine-strategies.com> wrote:

We have an issue that we are, thus far, unable to resolve. Ed and I have taken the MDP and ER as far as we can go without solving this.

We have each dedicated several hours (in addition to the MDP and ER edits) to try to solve this and have been unsuccessful. Garen - if you would take a look and see if you can see something we're missing, we'd appreciate it.

The GREEN table at the bottom left of the main tab "VB Assessments" -- which, in turn feeds the 4th and 5th tabs -- no longer works on the version that was returned to us yesterday (not attached since we have not altered it.) I have looked at all of the formulas and they all appear correct, so I cannot figure out why they are not working. The green table feeds a very important table in the 4th tab "Assessment Source" of the spreadsheet for the MDP (and affects Ed's work even more extensively) I am really struggling to figure out why these tables are now generating a total budget (1st tab, cell I494) that is about \$24K less than the correct total (1st tab, cell BJ470.)

I am attaching here the last version that we sent to the Clerk (Monday night) - at this time, the green table and the 4th tab were working and fully in sync with the main assessment total.

We cannot do anything further until this is resolved. This leaves me with a missing set of tables, and Ed with far more holes in his report.

We will still need at least 2 hours to finish our work once this problem is resolved.

Tara

On Tue, Jun 21, 2016 at 11:19 PM, Tara Devine <[tara@devine-strategies.com](mailto:tara@devine-strategies.com)> wrote:

We are fine with the changes.

I completed MDP revisions tonight with the exception of a few items that I take directly from Ed's ER, and a final pass at pagination/cross-references to make sure they are all current and that there are no awkward page breaks, etc.

Ed is working on the ER now.

If we encounter no unforeseen issues, I expect to submit revised MDP/ER before 11am on Weds (will provide sooner if possible.)

Thank you all for all your help.

On Jun 21, 2016 4:29 PM, "Garen Yegparian" <[garen.yegparian@lacity.org](mailto:garen.yegparian@lacity.org)> wrote:

Hello tara,

Attached is the corrected Venice Beach BID database.

Below, I point out the changes, all of which are highlighted in light green in the spreadsheet:

+ 4286008001- on the original list of modifications- change verified and incorporated into database

+ 4286009091 & 092 - on the original list of modifications- changes verified and incorporated into database

+ 4286012041 - split into 044 & 045- on the original list of modifications- changes verified and incorporated into database

+ 4286028021 to 031- on the original list of modifications- the two buildings involved in this APN range prompted the discussions about methodology, with ultimately no METHODOLOGY changes made . HOWEVER, in the process of looking these parcels over, I noticed that the "original" numbers in the database did not follow the methodology in the MDP when it came to lot frontage and lot area. I corrected these figures

+ 4286027015 to 019- like the immediately preceding group of APNs, the wrong methodology had been applied to lot size and frontage, I corrected those.

+ 4286017026 to 093- similar to the two immediately preceding groups of APNs, the wrong methodology had been applied to frontage, I corrected those figures. The resulting changes in assessments are minimal, with only 093 increasing, and the others decreasing.

+ 4286009135 & 136- these two APNs appeared on the assessor's maps; upon verification in the county's database, it turned out they were added in April; I have added them to the database along with lot, frontage, and building data with the resulting assessments

+ 4286009070 to 075 and 077-081- when I was attending to the previous two additions, 135 & 136 (above), I noticed that an incorrect divisor (12 units instead of 11 had been used), an understandable



error since there is no 076, throwing off the count. I adjusted for that along with the two new parcels so the lot and frontage allocation changed for all the parcels in this building. All previous assessment figures decreased.

+ 4286009074 & 081- these are the two parcels I left a voice mail about. They were tagged as zone one, but the building is in zone two, and all the other units in it are tagged as zone two. I also tagged the two new parcels (135 & 136) as zone 2.

I'm pretty sure I've covered everything. Let me know if I have not been clear about any of these points.

Garen

On Tue, Jun 21, 2016 at 9:00 AM, Tara Devine <[tara@devine-strategies.com](mailto:tara@devine-strategies.com)> wrote:

We made the changes late last night and sent the revised database just before midnight. We are awaiting final review.

On Jun 21, 2016 7:46 AM, "Miranda Paster" <[miranda.paster@lacity.org](mailto:miranda.paster@lacity.org)> wrote:  
Good Morning.

Garen finished his review and indicated that you are planning to undo some changes to 2 buildings. He finished the review of Ed's changes from last week on yesterday. Dennis is out today.

What else can we do for you?

Thank you.

On Mon, Jun 20, 2016 at 12:40 PM, Tara Devine <[tara@devine-strategies.com](mailto:tara@devine-strategies.com)> wrote:

**We are going to lose 3 weeks minimum if the database is not approved asap. We cannot final the ER and MDP until we have an approved database - every table, and many of the in-line numbers change with any change to the database.**

My understanding is that Weds is the last day to get this item in the queue to go to Council before a 3-week recess.

Failure to go to Council before recess greatly increases our chances of the BID not starting services on Jan 1 - an outcome that is going to make my head roll, and is going to deeply disappoint the BID's many supporters.

I know Ed is unavailable Tuesday due to medical issues - and I can make some of his ER edit for him, but not all of them.

**Please, all, I am asking for your help. This is my top priority; I will do anything within my power. Whatever is easiest and most expedient is really needed, now.**

Warmest regards,

**TARA DEVINE**  
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Garen Yegparian  
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